

Arlington Historic District Commissions

November 21, 2013
Whittemore Robbins House

Final & Approved Minutes

Commissioners Present: C. Barry, M. Bush, C. Hamilton, M. Logan, S. Makowka, J. Nyberg, M. Penzenik, J. Worden

Commissioners Not Present: D. Baldwin, J. Black, B. Cohen, J. Cummings, M. Logan

Guests: M. Bouton, I. Praud, T. Lucchese, P. Rovinelli, J. Wright

1. AHDC Meeting Opens 8:10pm
2. Appointment of alternate Commissioners to Pleasant Street Historic District Commission – C. Barry, M. Bush, C. Hamilton, M. Logan, S. Makowka
3. Approval of draft minutes from October 24, 2013 meeting. Moved approval by M. Bush, seconded by J. Nyberg. Unanimous approval.
4. Communications
 - a. Calls and emails re: Lake Street property (referred to AHC)
 - b. Phone Call from an abutter and email regarding 10 day certificate for 135 Pleasant Street, Unit 9 and 10
 - c. CONA Application for 19 Wellington Street for window restoration
 - d. CONA application for 34 Academy Street (monitor handling demolition, applicant coming in for COA)
 - e. S. Makowka reported receipt of Concept Drawings for the Central School/Senior Center (23 Maple Street) drive and walkway. Looking to do a joint meeting with AHC to discuss plans for future of this building
 - f. Emails re: 735 Mass. Ave. Universalist Church (now High Rock) scaffolding and roof work
 - g. Email from J. Nyberg with plans for 247 Pleasant Street. Discussion amongst Commissioners on changes requested. Consensus that there are so many changes, even the footprint is changing. Questions coming up and some tweaking suggested. Prefer to have architect here to answer questions. Would request that applicant come in next month for clarification.
 - h. Email re: 735 Mass. Ave. with CONA application and contractor info
 - i.
5. New Business
Hearings (typically last around 20 minutes per application) 8:20pm
 1. Continuation of Formal Hearing re: 17 Irving Street (Town of Arl.) for removal of non-compliant fence and installation of appropriate fence. Proposing 3 foot aluminum fence (similar to what seen on page 4), thinking of ring inserts. Discussion that it should be 2 ½ feet, not 3 feet and that code is probably 2 ½ feet. Originally there was

a split rail fence at the location prior to the plastic fence which was illegally installed. J. Worden asked about the removal of the fence. Applicant said fence is being removed tomorrow (11/22) per their agreement with a contractor. Discussion that an aluminum fence might not be durable for this location and wrought iron is probably a better alternative. Continued to next month for applicant to return with scale drawings, showing height, cost comparison for wrought iron and material samples.

DOCUMENTATION SUBMITTED: Application, Specification Sheets, Photos

2. Informal Hearing re: 26 Academy Street for new garage. J. Wright, owner and P. Rovinelli (architect) gave presentation.. Proposing that the owners be allowed to build a carriage house 2 car garage located fully behind house. 23' x 26' garage. Set back at least 6' from rear of house (about 7.6 at corner). Would possibly be visible from Academy Street. View from Maple Street slight. 2 bay garage with side entrance from back of yard with stair built into the area. Held to 20' height limit. Dormer would be visible from Maple Street. J. Worden said drawing showing both buildings will be needed. Gable set in same direction as other gable on Greek Revival. Windows at top and on side. Proposing details taken from the house. Same siding, casing details. Little built up corner but scale kept small. House has brick foundation and they would make a facing with brick on the garage to match. J. Worden said from his point of view this is what the Commissioners suggested. He doesn't like the dormer -- it looks as though it intersects the main building. He would like it looking more subsidiary, bringing the pitch down would help. J. Nyberg agrees with John and feels the placement of the building is right and it blends nicely and works functionally well. Wants more detail. Suggested band molding on garage. Discussion about symmetry of windows. S. Makowka said given placement there are minimal views subject to public view.
3. Informal Hearing re: 175 Pleasant Street for new skylight. T. Lucchese said they opened the ceiling up and there's a beautiful pitch and they thought having all that natural light would be great. Will be right in middle of pitch. 8 foot pitch and it would be just short of 4 feet tall. 46" vertically, 30" wide. J. Worden felt that the monitor on the ongoing current project would not be appropriate. M. Bush moved that since the effect of the change will be insubstantial to the building and the district, it is determined that a public hearing can be dispensed with, and a certificate issued after abutters have been notified and a ten day period for comments has passed, seconded by C. Barry. M. Bush moved approval of skylight no larger than 32 x 48 be approved as submitted by applicant, seconded by J. Nyberg. Unanimous approval. C. Barry will continue as monitor

DOCUMENTATION SUBMITTED: APPLICATION, PHOTOS, SPECIFICATIONS

6. Other Business

- a. Preservation Loan Program Update – No Update
- b. Outreach to Neighborhoods & Realtor – No Update
- c. Update of Project List by Commissioners – Ongoing, S. Makowka gave his inventory. 63 projects to be removed.
- d. Discussion regarding Draft Streetscape Recommendations by J. Cummings and D. Baldwin to Master Plan committee
- e. Discussion on date for AHDC/AHC joint meeting in 2013

7. OPEN FORUM

Any matter presented for consideration of the Commission shall neither be acted upon, nor a formal decision made the night of the presentation

8. REVIEW OF PROJECTS (See project list below)

Project List:

1. 109 Westminster Ave. (Rines/Pascale – 10-03M) – Makowka – COA (Porch) done remove
2. 174 Westminster Ave. (Landwehr/Szaraz – 10-06M) – Makowka – CONA (Wood Window Repair) done remove
3. 10 Montague Street (Jirak – 10-07M) – Makowka – COA (Railings) done remove
4. 174 Westminster Ave. (Bush/Sheldon – 10-09M) – Makowka – CONA (Gutters) done remove
5. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
6. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)
7. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
8. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
9. 123 Westminster Ave. (Urgotis – 10-38M) – Makowka – CONA (Porch Columns) done remove
10. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
11. 3 Westmoreland Ave. (Canty-Eng – 10-42M) – Makowka – CONA (Window Sash) done remove
12. 14 Westmoreland Ave. (Leveille – 10-45M) – Makowka – CONA (Vinyl Siding Removal-Shingle Repair on Areas Not Visible from Public View) done remove
13. 25 Elder Terrace (Hussain – 10-47M) – Makowka – CONA (Roof, Gutters, Down Spouts) done remove
14. 52-54 Westminster Ave. (O’Shea – 10-49M) – Makowka – COA (Door)
15. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
16. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
17. 24 Jason Street (Smith-Towner – 10-54J) – Makowka – CONA (Stairs-Handrail) done remove
18. 160 Westminster Ave. (Jackson – 10-58M) – Makowka – CONA (Fence) done remove
19. 19 Westmoreland Ave. (Naar – 11-01M) – Makowka – CONA (Porch-Stairs-Rail-Trim) done remove
20. 50 Westmoreland Ave. (Sessa – 11-04M) – Makowka – CONA (Shingles) done remove
21. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)
22. 114 Westminster Ave. (Fleming-Metzger – 11-10M) – Makowka – CONA (Rear Deck) done remove
23. 157 Lowell Street (Stevens – 11-12M) – Makowka – CONA (Railing) done remove
24. 69 Crescent Hill Ave. (Bush-Sheldon – 11-13M) – Nyberg – COA (Shingles/Clapboard)
25. 44 Academy Street (Gevalt/Bachrach -11-21P) – Penzenik – COA (Shed)
26. 35 Jason Street (Lynch – 11-22J) – Makowka – COA (Rear Deck and Addition) done remove
27. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
28. 157 Lowell Street (Stevens – 11-32M) – Makowka – CONA (Fence) done remove
29. 20 Russell Street, #1 (Briggs – 11-37R) – Makowka – CONA (Windows) done remove
30. 170 Pleasant Street (Gillis-Kely – 11-39P) – Levy – COA (Basement Windows) done remove
31. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
32. 52-54 Westminster Ave. (O’Shea – 11-46M) – Makowka – CONA (Rear Deck/Porch) done remove
33. 111 Pleasant Street (Frideau – 11-49) – Nyberg – COA (Fence)
34. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
35. 187 Westminster Ave. (Danaher-Obrien – 11-51M) – Makowka – CONA (Roof) done remove
36. 187 Lowell Street (Grinnell – 11-52M) – Makowka – 10 Day COA (Door and Windows) done remove

37. 82 Westminster Ave. (Ivers – 12-01M) – Makowka – CONA (Storm Windows) done remove
 38. 204 Pleasant Street (English – 12-02P DENIAL) – Makowka (Address Marker/Wall) done remove
 39. 10 Montague Street (Silverman/Stima – 12-05M) – COA (Deck Doors) done remove
 40. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
 41. 23 Water Street (Whitford – 12-09R) – Baldwin – COA (Rooftop Solar Panels) done remove
 42. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
 43. 3 Westmoreland Ave. (Canty/Eng-12-12M) – Makowka – CONA (Wall) done remove
 44. 41 Crescent Hill Ave. (Mead – 12-13M) – Makowka – CONA (Roof) done remove
 45. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
 46. 734 Mass. Ave. (Davidson – 12-17J) – Makowka – CONA (Windows)
 47. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Penzenik - COA (House Redesign)
 48. 20 Russell Terrace (Ulin – 12-23R) – Makowka – CONA (A/C Replacement) done remove
 49. 30 Jason Street (Harris – 12-25J) – Makowka – CONA (Rear Windows) done remove
 50. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
 51. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
 52. 114 Westminster Ave. (Fleming/Metzger – 12-32M) – Makowka – CONA (Windows) done remove
 53. 11 Wellington Street (Herold – 12-36P) – Makowka – CONA (Fence)
 54. 10 Avon Place (Gnewuck – 12-37A) – Cohen – COA (Railing)
 55. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
 56. 156 Pleasant Street (Seitz – 12-39P) – Penzenik – COA (Windows)
 57. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
 58. 119 Pleasant Street (Poulos – 12-43P) – Makowka – CONA (Roof) done remove
 59. 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
 60. 28 Russell Street (Ames – 12-45R) – Makowka – CONA (Fence) done remove
 61. 28 Russell Street (Amex – 12-48R) – Makoka – COA (Porch/Stairs/Railings) done remove
 62. 60 Pleasant Street (Brentwood – 12-49P) – Makowka – CONA (Windows)
 63. 30 Jason Street (Harris/Charest – 12-50J) – Makowka – CONA (Sills/Wells) done remove
 64. 119 Pleasant Street (Poulos Trust – 12-53P) – Makowka – CONA (Windows)
 65. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
 66. 11 Oak Knoll (Clossey – 12-54P) – Cohen – CONA (Dormer, Window Repair) done remove
 67. 140 Pleasant Street (Haas – 12-55) – Makowka – CONA (Gutter) done remove
 68. 35 Jason Street (Lynch – 12-56J) – Makowka – CONA (Fence) done remove
 69. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
 70. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
 71. 3 Westmoreland Ave. (Canty – 13-03M) – Makowka – COA (Roof Vent) done remove
 72. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
 73. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
 74. 119 Pleasant Street (Poulos – 13-06P) – Makowka - CONA (Doors) done remove
 75. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
 76. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
 77. 204 Pleasant Street (Sirah RT – 13-10P) – Penzenik – COA (Cupola/Windows)
 78. 19 Jason Street (Dargon – 13-11J) – Makowka – CONA (windows) done remove
 79. 188 Pleasant Street (Cleary/Carr – 13-13P) – Makowka – CONA (AC units) done remove
 80. 11 Oak Knoll (Clossey – 13-14P) – Makowka – CONA (window repair) done remove
 81. 24 Jason Street (Smith-Towner – 13-15J) – Makowka – CONA (porch repair) done remove
 82. 86 Pleasant Street (Coyner – 13-16P) – Makowka – CONA (chimney repair)
 83. 69 Crescent Hill Ave. (Bush-Sheldon – 13-17M) – Makowka - CONA (window replacement) done remove
 84. 7 Oak Knoll (Bailey – 13-18P) – Makowka - CONA (step repair) done remove

85. 33 Westminster Ave. (Donnelly – 13-19M) – Makowka – CONA (roof) done remove
 86. 139 Pleasant Street (DaSilva – 13-21P) – Makowka – CONA (doors/insulation blow-in) done remove
 87. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
 88. 161 Pleasant Street (Clinton – 13-23P) – Cummings - changed to Makowka – COA (posts) done remove
 89. 24 Jason Street (Smith-Towner – 13-24J) – Makowka – COA (gutters/fascia/soffits) done remove
 90. 170 Pleasant Street (Kelly – 13-25P) – Makowka – CONA (steps and sidewalls) done remove
 91. 144 Pleasant Street (Bemis – 13-26P) – Makowka – CONA (roof) done remove
 92. 20 Prescott Street (Vasilyev – 13-27R) – Cohen – COA (side porch and stairs) done remove
 93. 15 Wellington Street (Cohen – 13-28P) – Makowka – COA (gutters/fascia/soffits)
 94. 208 Pleasant Street (Hart – 13-29P) – Makowka – COA (solar panels)
 95. 210 Pleasant Street (Hart – 13-30P) – Makowka – COA (solar panels)
 96. 62 Crescent Hill Ave. (Wenocur/LeJeune – 13-32M) – Makowka - CONA (Fence/Driveway) done remove
 97. 26 Jason Street (Angelakis – 13-33J) – Makowka – CONA (rear windows) done remove
 98. 41 Crescent Hill Ave. (Mead/Hanley – 13-34M) – Makowka – CONA (stairs) done remove
 99. 33 Gray Street (Lubar – 13-35J) – Makowka (CONA (stairs and deck)
 100. 14 Jason Court (Stone – 13-36J) – Makowka – CONA (fence sections) – done remove
 101. 52-54 Westminster Ave. (O’Shea – 13-38M) – Makowka – CONA (siding)
 102. 24 Russell Street (Smith-Fiorentini – 13-39R) – Makowka (CONA) (steps/deck) done remove
 103. 188 Pleasant Street (Carr – 13-40P) – Makowka – CONA (gutters/fascia) done remove
 104. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
 105. 61 Crescent Hill Ave. (DeNatale – 13-44M) – Makowka – CONA (roof) done remove
 106. 175 Pleasant Street (Lucchese – 13-45P) – Makowka – CONA (repairs) done remove
 107. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
 108. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
 109. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
 110. 18 Prescott Street (Smith – 13-50R) – Makowka – COA (rear deck) done remove
 111. 15 Oak Knoll (Lo – 13-51P) – Makowka – Hardship COA (solar panels) done remove
 112. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
 113. 49 Academy Street (Baldwin – 13-53P) – Worden – COA (steps)
 114. 31 Central Street (Sampson/Cummings – 13-54C) – Makowka – COA (addition)
 115. 45 Jason Street (Hamilton – 13-55J) – Makowka – CONA (porch/gutters done remove
 116. 154 Westminster Ave. (Walters – 13-56M) – Makowka – CONA (porches/steps) done remove
 117. 184-186 Pleasant St. (Lang-Datta – 13-57P) – Makowka – CONA (shingles/siding) done remove
 118. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
 119. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
 120. 10 Central Street (Hedlune – 13-60C) – Baldwin – COA (solar panels)
 121. 37 Jason Street (Lees – 13-61J) – Makowka – DENIAL (solar panels)
 122. 272 Broadway (Danieli/Crispin – 13-62B) – Makowka – COA (dormer)
 123. 216 Pleasant St. (Russell – 13-63P – Bush – COA (soffit vent)
 124. 239 Pleasant Street (McKinnon – 13-64P) – Cummings ~ 10 day COA (wall)
 125. 24 Central Street (Donelly/Fisher – 13-65C) – Makowka – CONA (porch/steps)
 126. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
 127. 7 Central Street (Sampson – 13-67C) – Makowka – CONA (solar panels)
 128. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
 129. 34 Academy Street (Ellison – 13-69P) – Penzenik – COA (windows, doors, deck)

130. 152 Pleasant Street (Niles – 13-70P) – Bush – COA (gutters)
131. 21 Maple Street K(Theosophical Society – 13-71P) – Makowka – CONA (gutters/fascia)
132. 19 Wellington Street (Kirchheimer – 13-72P) – Makowka – CONA (windows)
133. 20 Russell Street (Martin/Briggs – 13-75R) – Makowka – CONA (gutters)

Meeting Adjourned 9:51pm